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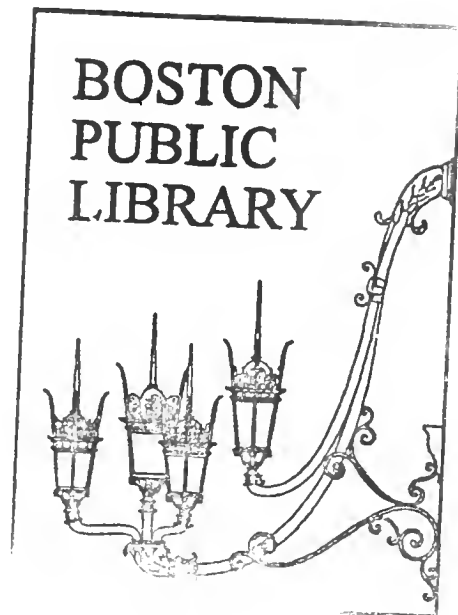
JUNG/BRANNEN ASSOCIATES, INC.

KINGSTON/BEDFORD DEVELOPMENT PLAN

BOSTON, MASSACHUSETTS 11 July, 1988

METROPOLITAN/COLUMBIA PLAZA VENTURES, DEVELOPER

YU SING JUNG, JUNG/BRANNEN ASSOCIATES, INC. ARCHITECTS



KINGSTON/BEDFORD

J/B 88024.3E

JULY 11, 1988

PROJECT DESCRIPTION PAGES 1-3

SCHEDULE A - COMPUTATION OF PERMISSIBLE GROSS FLOOR AREA PAGES 1-2

DRAWING LIST

1. Site Plan
2. Parking Level One
3. Parking Level Typical Floor
4. Ground Floor Plan
5. Second Floor Plan
6. Typical Floor Plans
7. South Elevation - Essex Street
8. West Elevation - Kingston Street
9. North Elevation - Bedford Street
10. East Elevation - Lincoln Street
11. Section A-A Looking North
12. Section B-B Looking West
13. Section C-C Looking South
14. Eye Level Perspective

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KINGSTON/BEDFORD
J/B 88024.3E

PROJECT DESCRIPTION

July 11, 1988

The proposed project consists of the construction of a new mixed-use building in the area bounded by Kingston, Bedford, Lincoln and Essex Streets (excepting the portion covered by the Bedford Building at the corner of Lincoln and Bedford Streets.) This project area currently consists of two blocks separated by Columbia Street which will be discontinued to become a part of the project site. The project design is based on the anticipated widening of Essex Street to accommodate two-way traffic between Lincoln and Kingston Streets.

The existing 10-story, 550-car Kingston/Bedford Garage structure and two surface parking lots for 266 cars will be demolished and replaced with five levels of underground parking for 873 cars, to serve both public and tenant parking needs. Garage access/egress will be via a two-lane ramp on Kingston Street, plus a single access ramp on Lincoln Street reversible to egress during PM peak hours. A central five-bay loading dock area at Mezzanine level permits direct access to Service Elevators. Electrical, Mechanical and Building Service spaces are located on the first Parking Level. In order to provide the maximum number of spaces, Parking Levels extend beyond the property lines on Bedford, Kingston, and Essex Streets; a legal arrangement with the City must therefore be concluded.

The widening of Essex Street will require the removal of the existing building at 88-100 Kingston Street. The proposed design is also based on the removal of the existing neighboring structure at 80-86 Kingston Street - which, were it to remain, would not allow proper vehicular

Kingston/Bedford Project Description

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Page 2

access from Kingston Street for parking and service, a functional Garage layout, or a Plaza facing the Chinese Community at the Kingston/Essex corner, (its most desirable location). Both of the existing buildings contain five stories and a Basement.

In addition to the open Plaza and a building entrance from it, the urban design criteria for the project include building entrances at the corner of Bedford and Kingston Streets, mid-block on Bedford Street as a continuation of the Pedestrian Passage through 99 Summer Street, mid-block on Lincoln Street as a continuation of the Pedestrian Passage through 125 Summer Street, and at the corner of Lincoln and Essex Streets as the major entrance into the Office Tower Lobby. All of these entrances are connected by internal Ground Floor passages lined by Retail to the greatest extent possible, which make it possible to enter and exit the building in any direction. Because of a 7.5' variation in grade between Bedford and Essex Streets, the internal spaces have been placed at two elevations, with a 4' difference between them.

The proposed design places the highest part of the Office Tower (within the allowed 400' height limit) at the Lincoln/Essex corner in order to minimize the bulk towards Chinatown; a lower West wing 310' high, set back from Essex Street and with a stepped configuration, makes the transition to a 9-story (126' high) podium whose upper four floors are set back so as to maintain the five-story roof line of neighboring buildings. Similarly, cornice lines of adjoining towers are reflected in the tower massing. An eight-story sky-lit Atrium at the second floor, open to the central Ground Floor area at the juncture of four of the passages, is the major public space of the project; at the upper levels, connecting bridges through this Atrium are a part of the podium floor circulation.

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The project will be constructed with either a concrete or steel frame, with concrete or metal-and-concrete floor construction. Exterior cladding will be a combination of granite and precast concrete at Floors 1-5, precast concrete at Floors 6-19/29, and glass in metal framing in a stepped configuration at the upper levels of each Tower section, to help reduce visually the more solid promotion of the building. Cooling towers and roof-level mechanical and elevator spaces will be recessed into the stepped top. Punched windows of Low E glass will be predominant, with 2-story bay windows providing visual accents at both lower and upper floors.

A two-story arcade along Essex Street shields the Lobby glass wall against the South sun, and creates a pedestrian shelter against wind and weather. To its west, a colonnade gives a sense of enclosure to the Plaza entered through a moon-gate where undulating planters and freestanding tables and chairs encourage community interaction. The outdoor space leading from Bedford Street to the building entrance will have a more formal landscaping treatment of trees, paving, and fountains.

The completed project will house commercial office space above Level 2, Retail, Lobby and Passage space at Ground Level, Restaurant or other public use around the Atrium, and Parking below grade.

The concept as presented on the accompanying drawings indicates steel construction, with a total gross floor area of 958,000 s.f. Because of lower floor-to-floor height, the identical scheme in concrete construction (within the same height limit) would result in a total gross floor area of 1,017,000 s.f. Based on the attached Schedule A, the permissible gross floor area under FAR 15 is 1,079,000 s.f.

KINGSTON/BEDFORD

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SCHEDULE A

COMPUTATION OF PERMISSIBLE GROSS FLOOR AREA

July 11, 1988

Assume FAR 15

Maximum Height 400'

Approximate Site Area

Parcel A	26889
Parcel B (2)	19695
Parcel C (1) (2)	8024
Parcel D (1)	7216
Parcel E (1) (2)	5196
Parcel 4	4290
Parcel 5	<u>638</u>
	71948

$\text{FAR } 15 \times 71948 = 1,079,220 \text{ S.F.}$

(1) Assumed to be a part of development site as anticipated by BRA.

(2) Area excludes portion of site required for Essex Street widening to accommodate four 12' lanes and a 6' median strip

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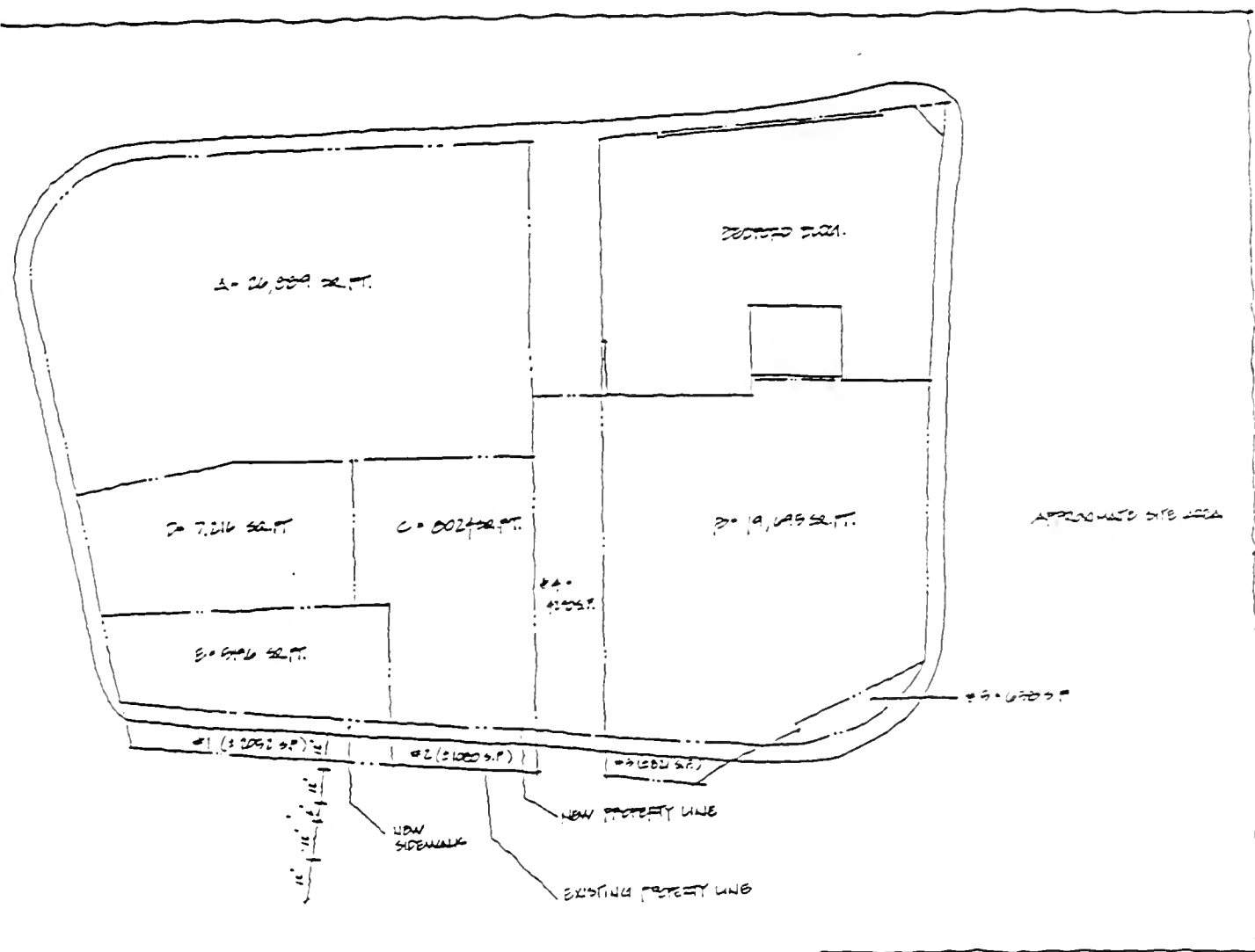
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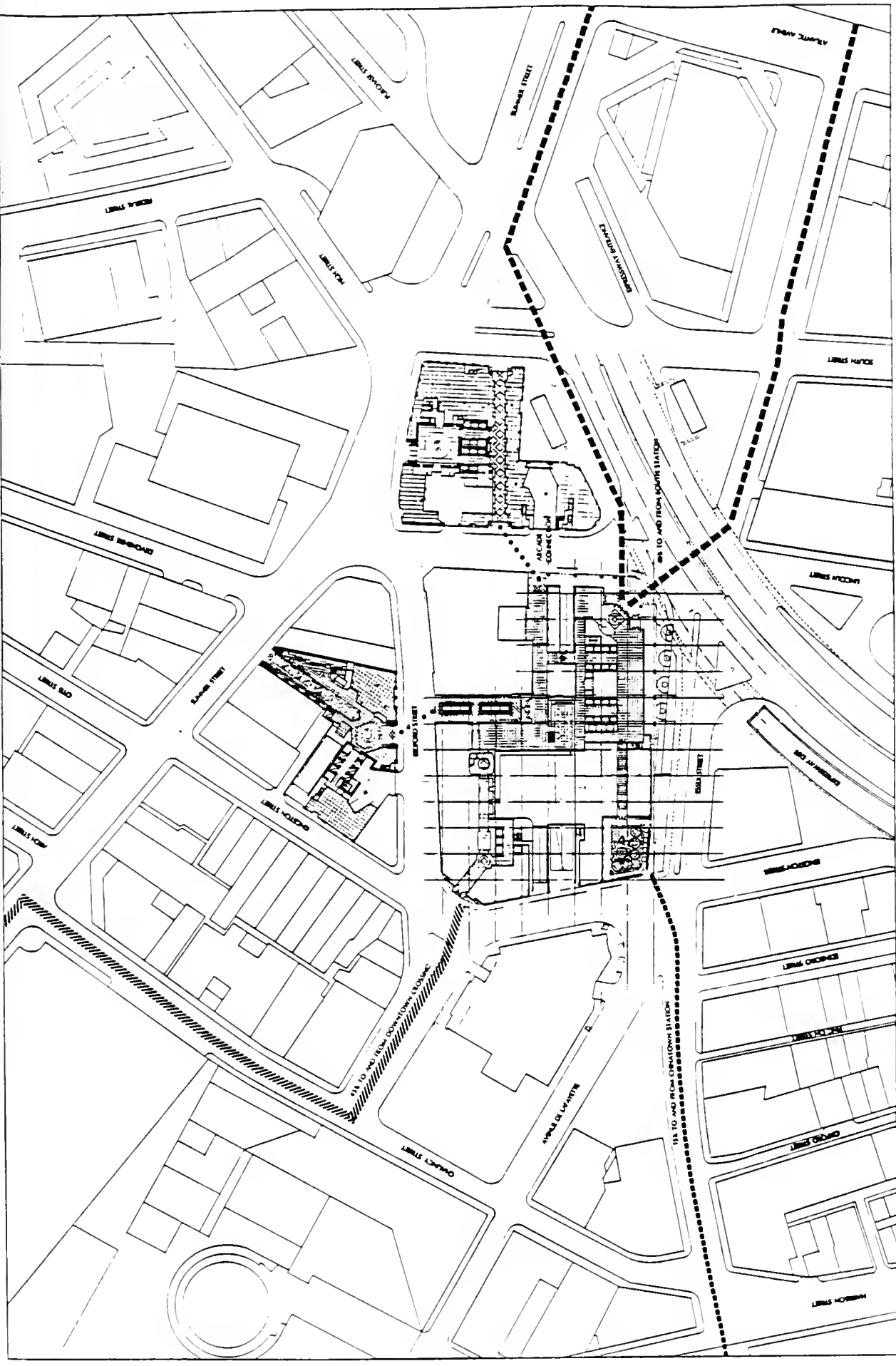
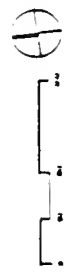
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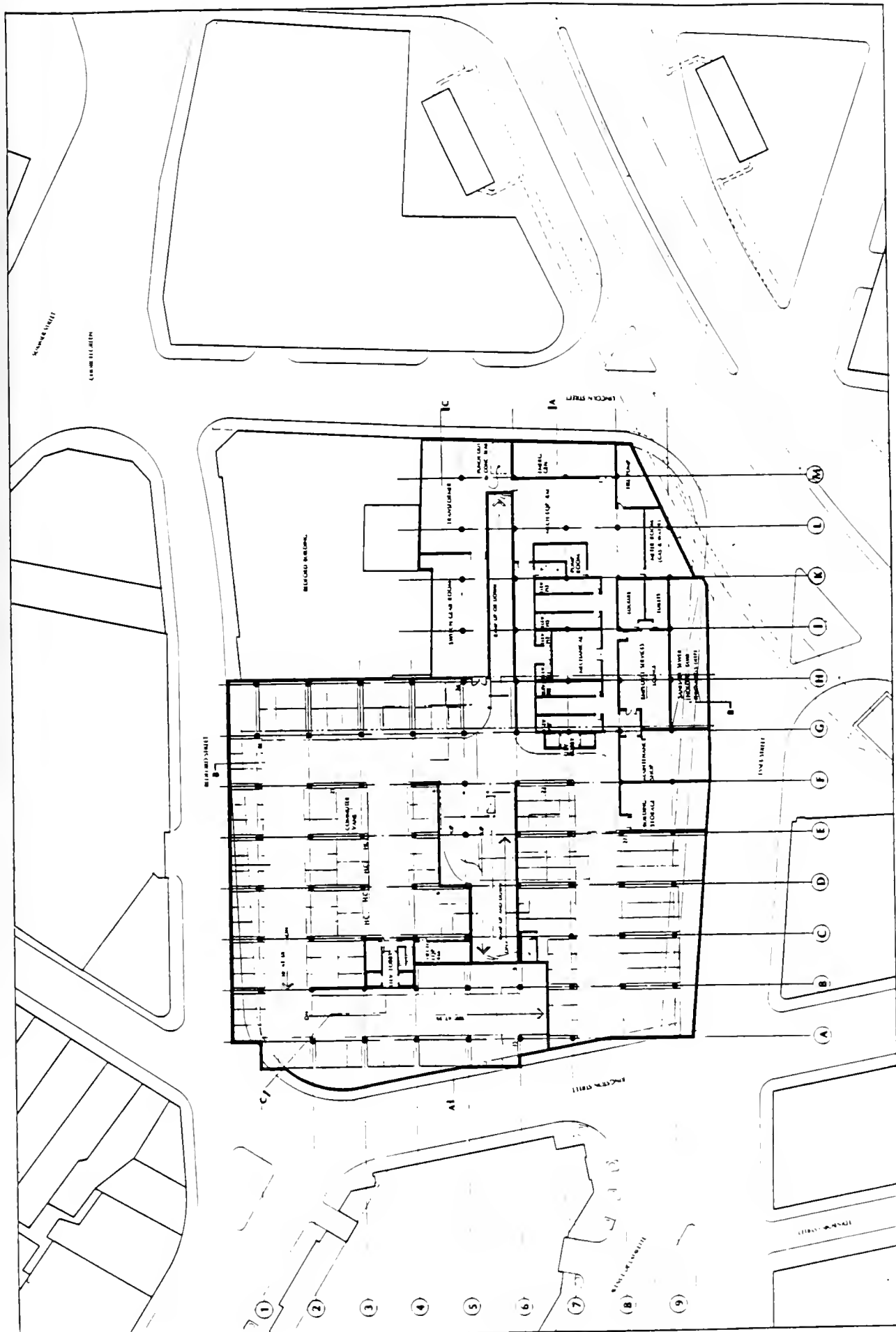
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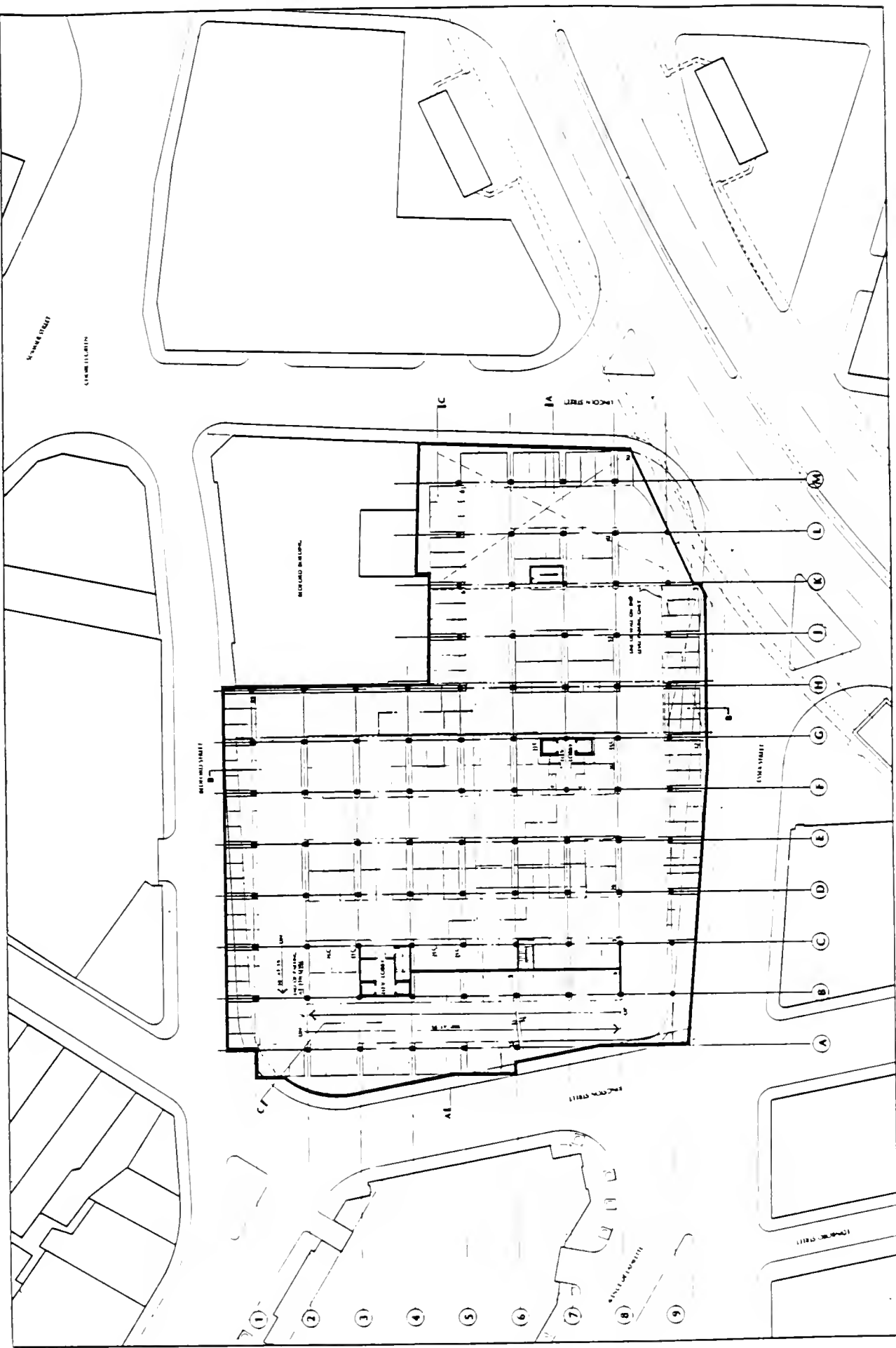
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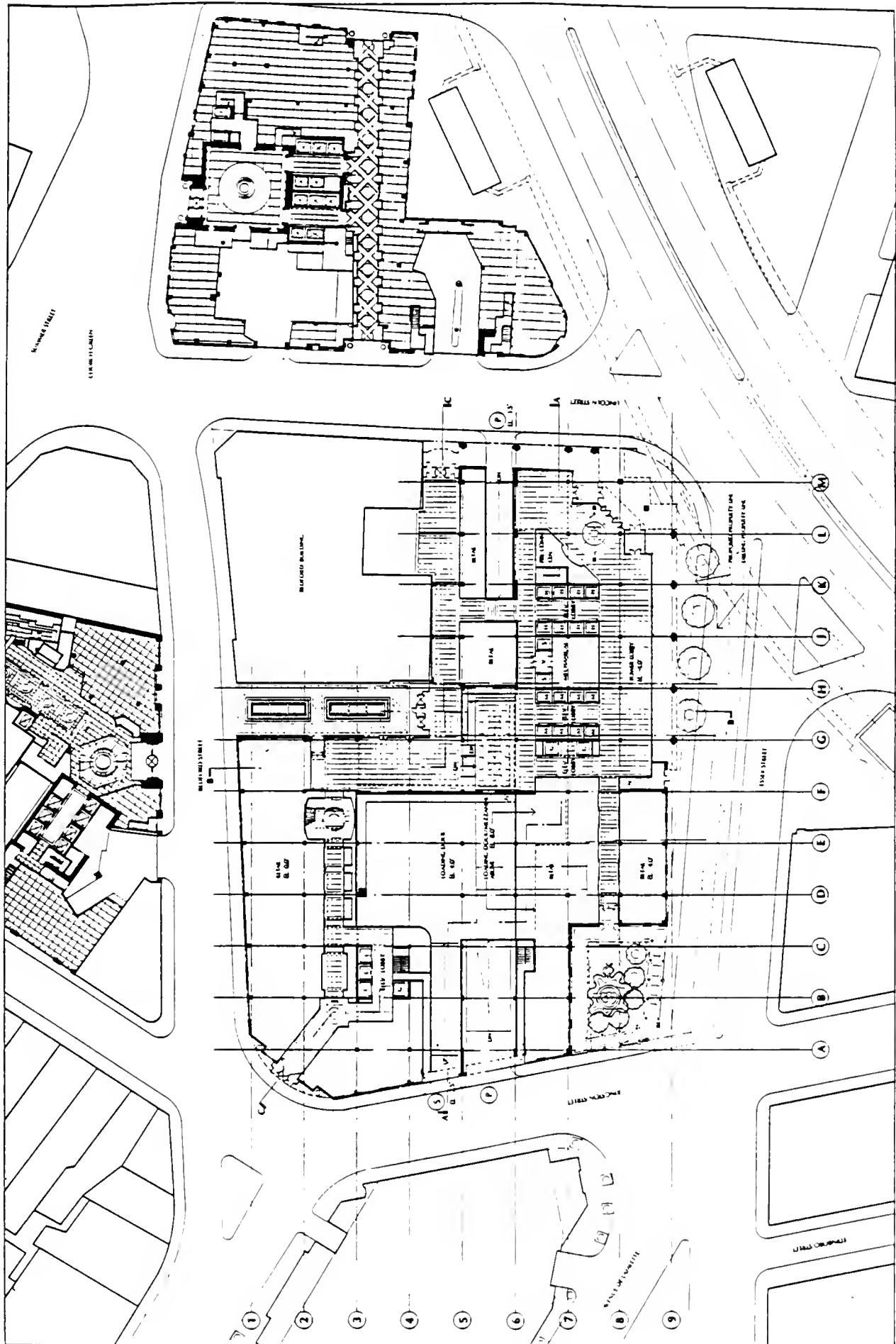
SITE PARCELIZATION

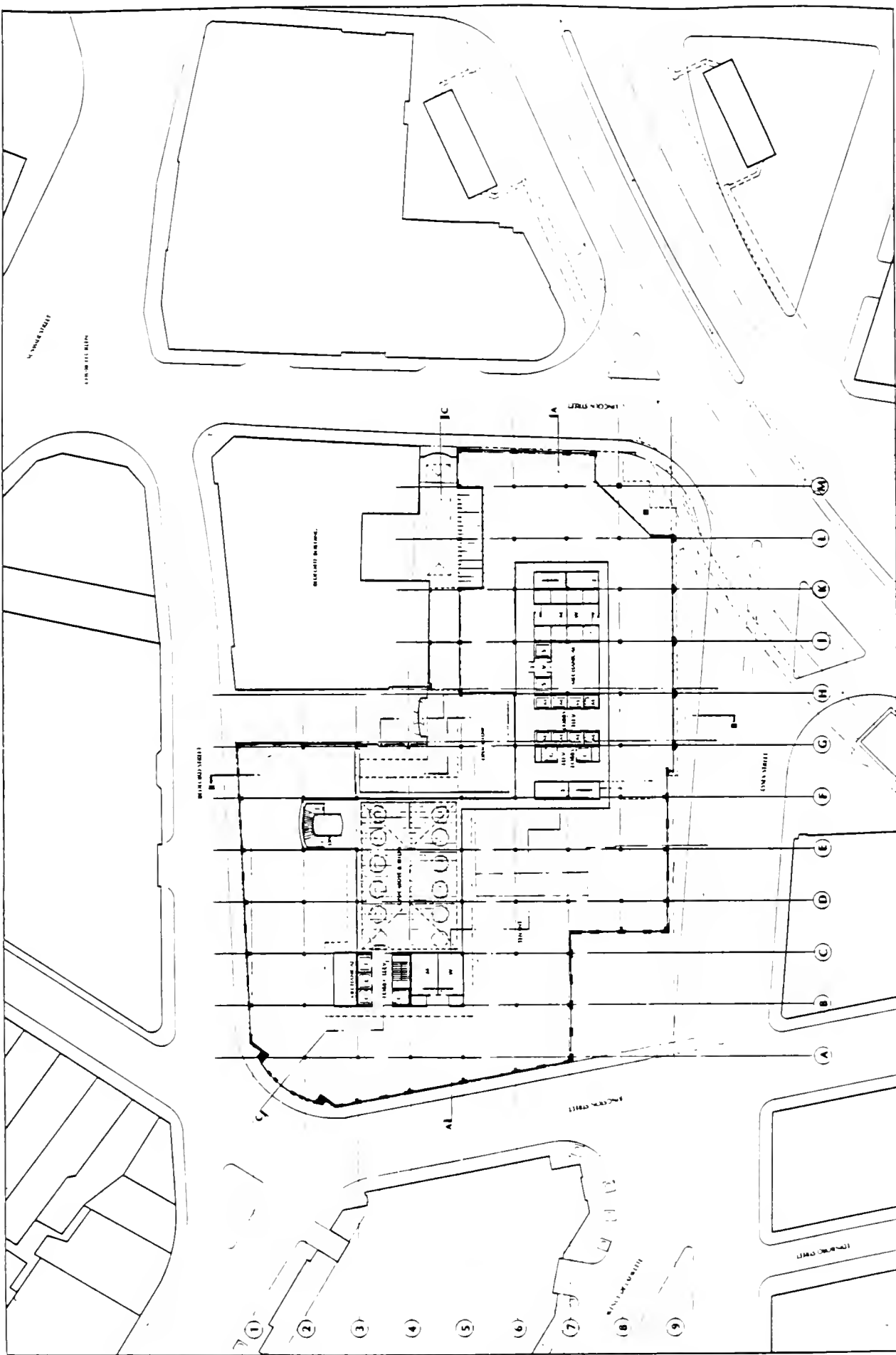


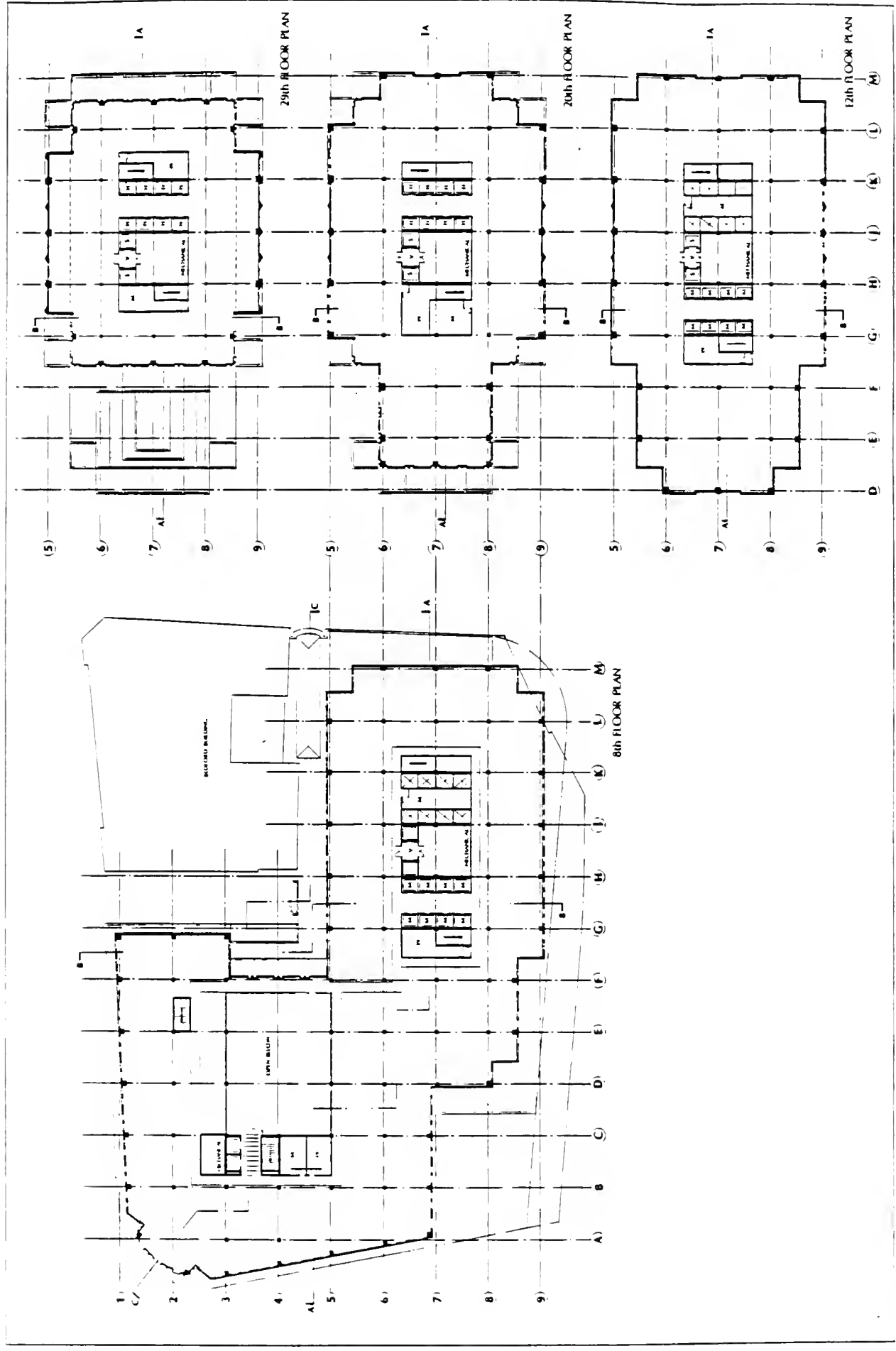


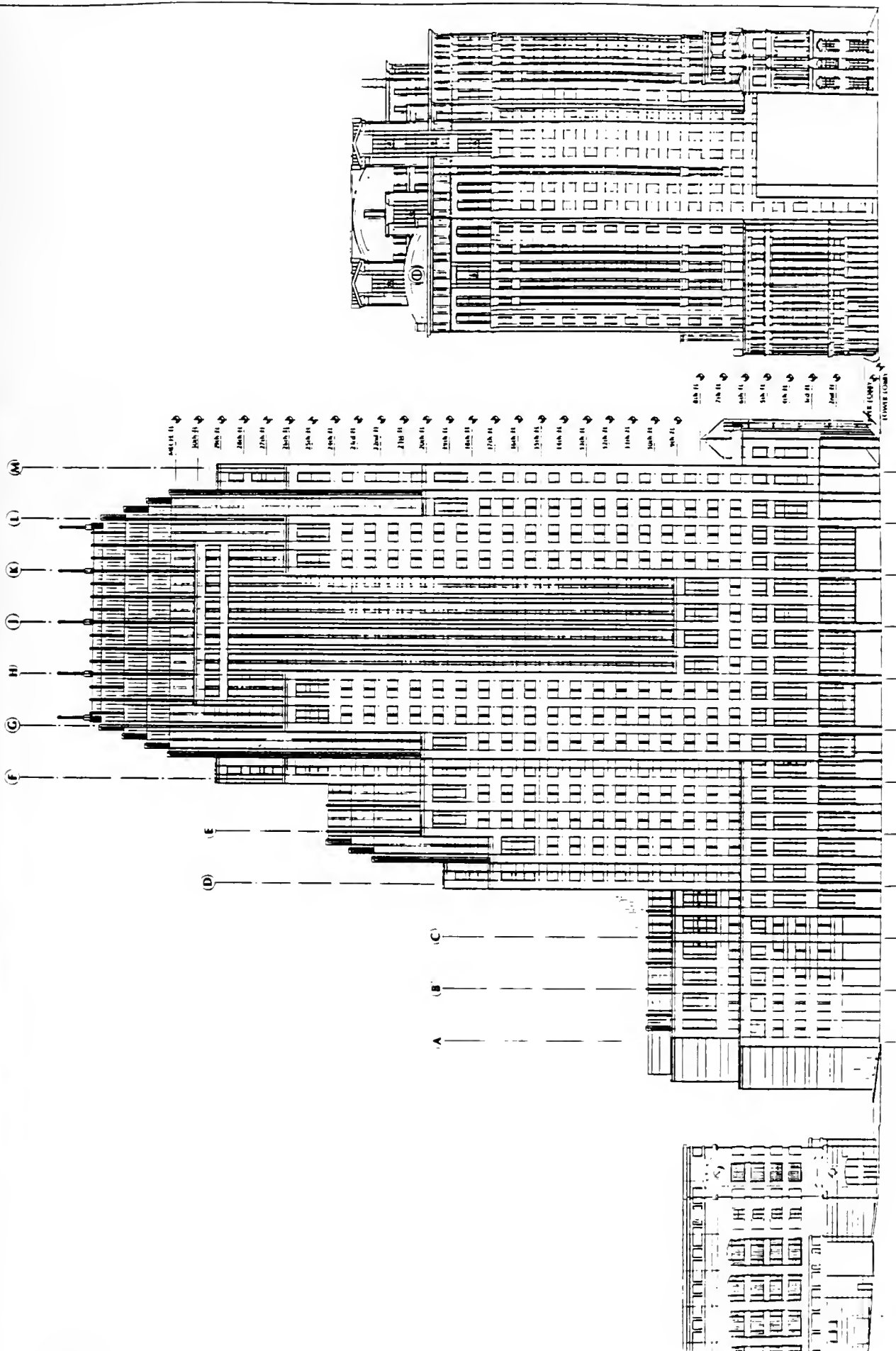








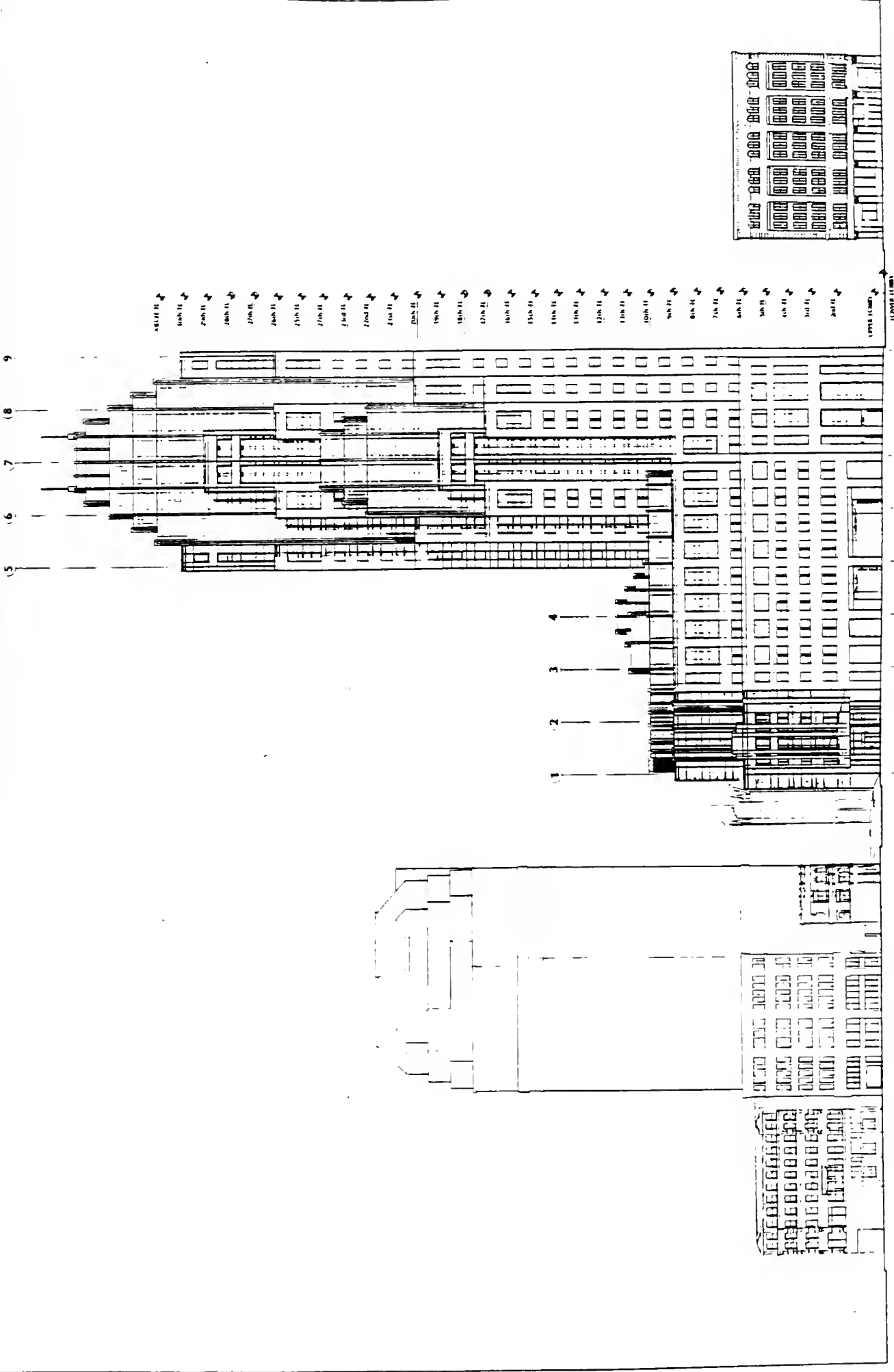




METROPOLITAN CO. UNIBIA PLAZA VENTURE, DEVELOPER
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WEST ELEVATION KINGSTON STREET

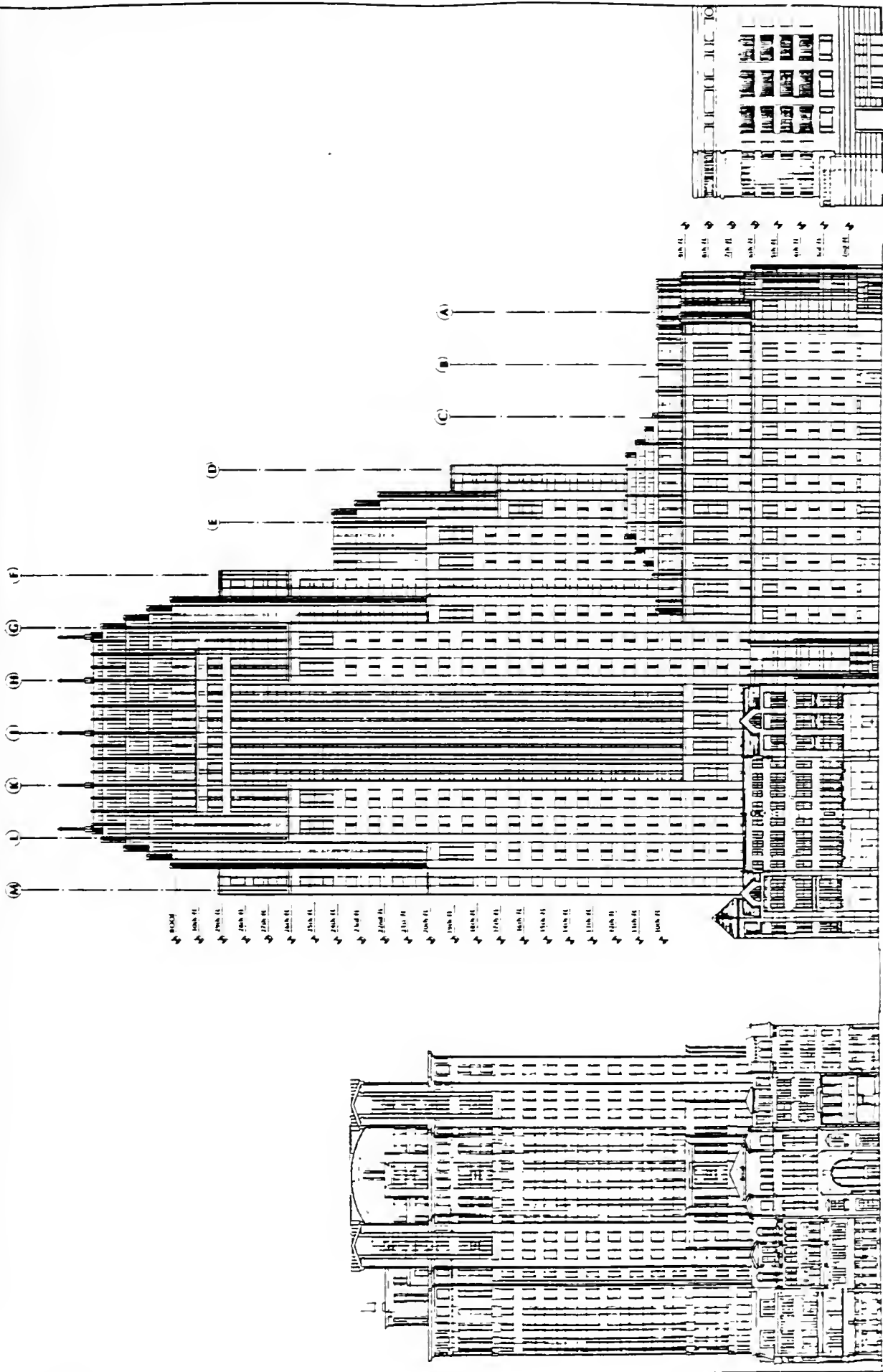
KINGSTON/BEDFORD DEVELOPMENT PLAN
JULY 11, 1988



20th Fl.
19th Fl.
18th Fl.
17th Fl.
16th Fl.
15th Fl.
14th Fl.
13th Fl.
12th Fl.
11th Fl.
10th Fl.
9th Fl.
8th Fl.
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6th Fl.
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4th Fl.
3rd Fl.
2nd Fl.
1st Fl.

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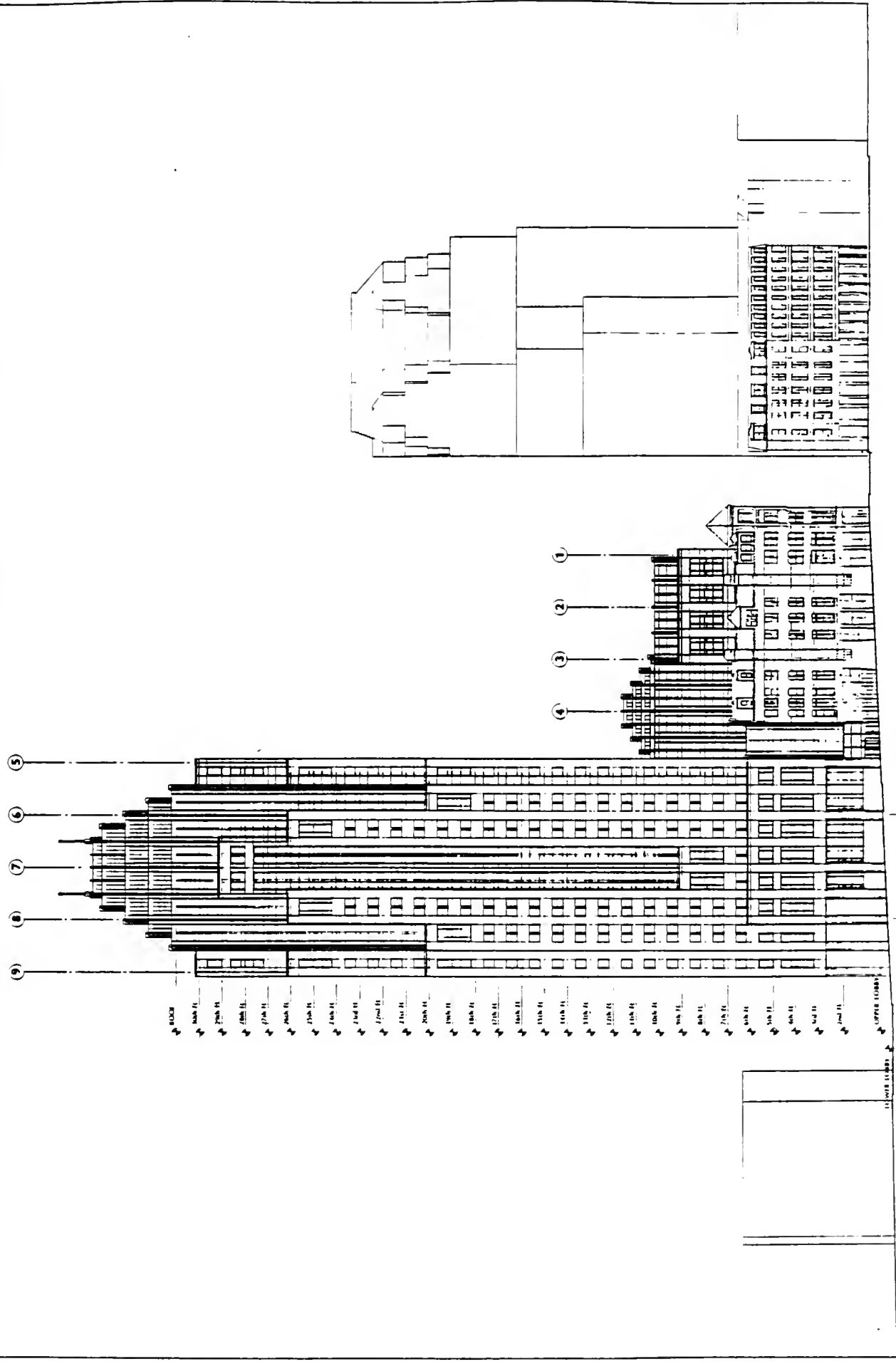
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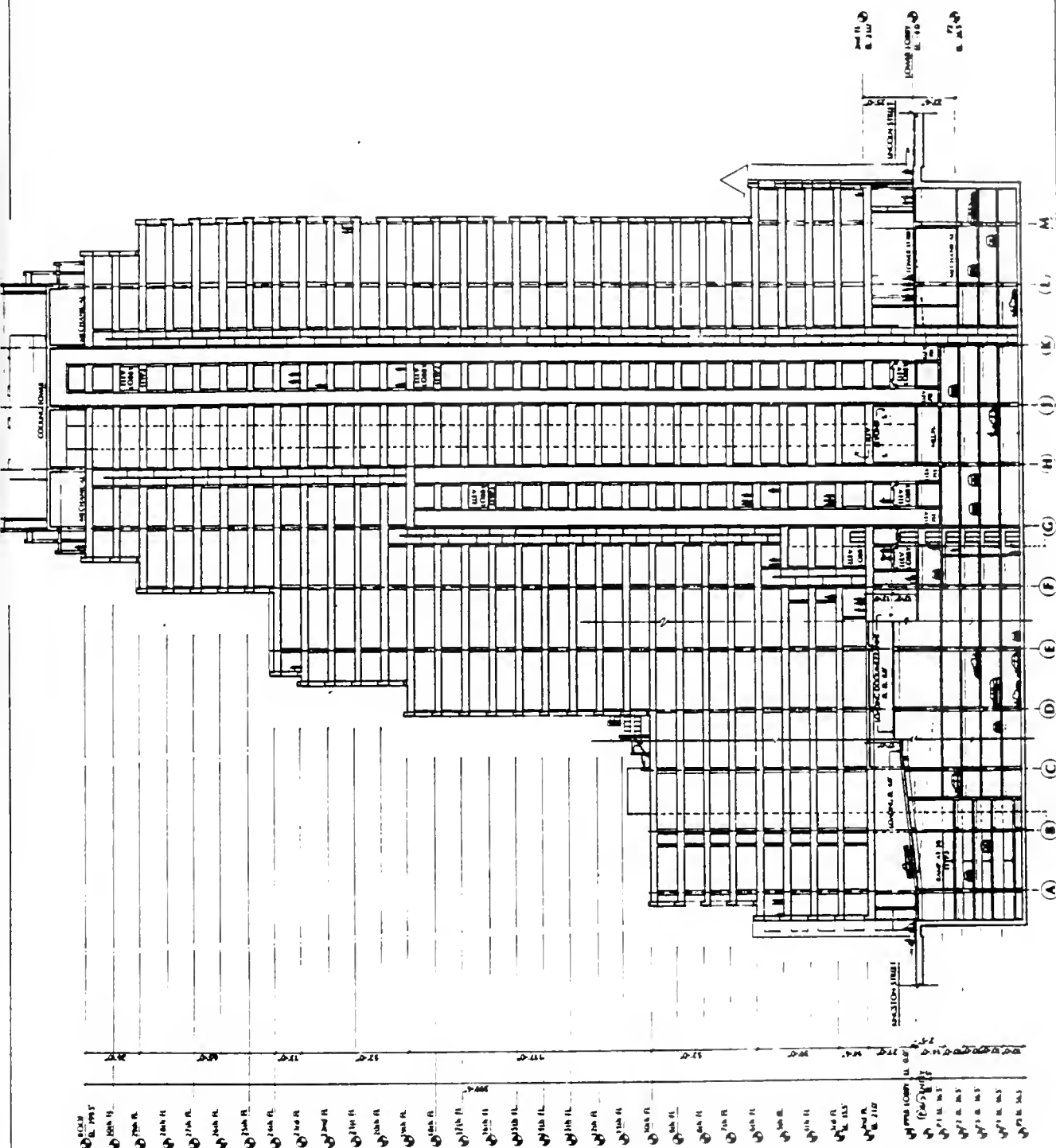


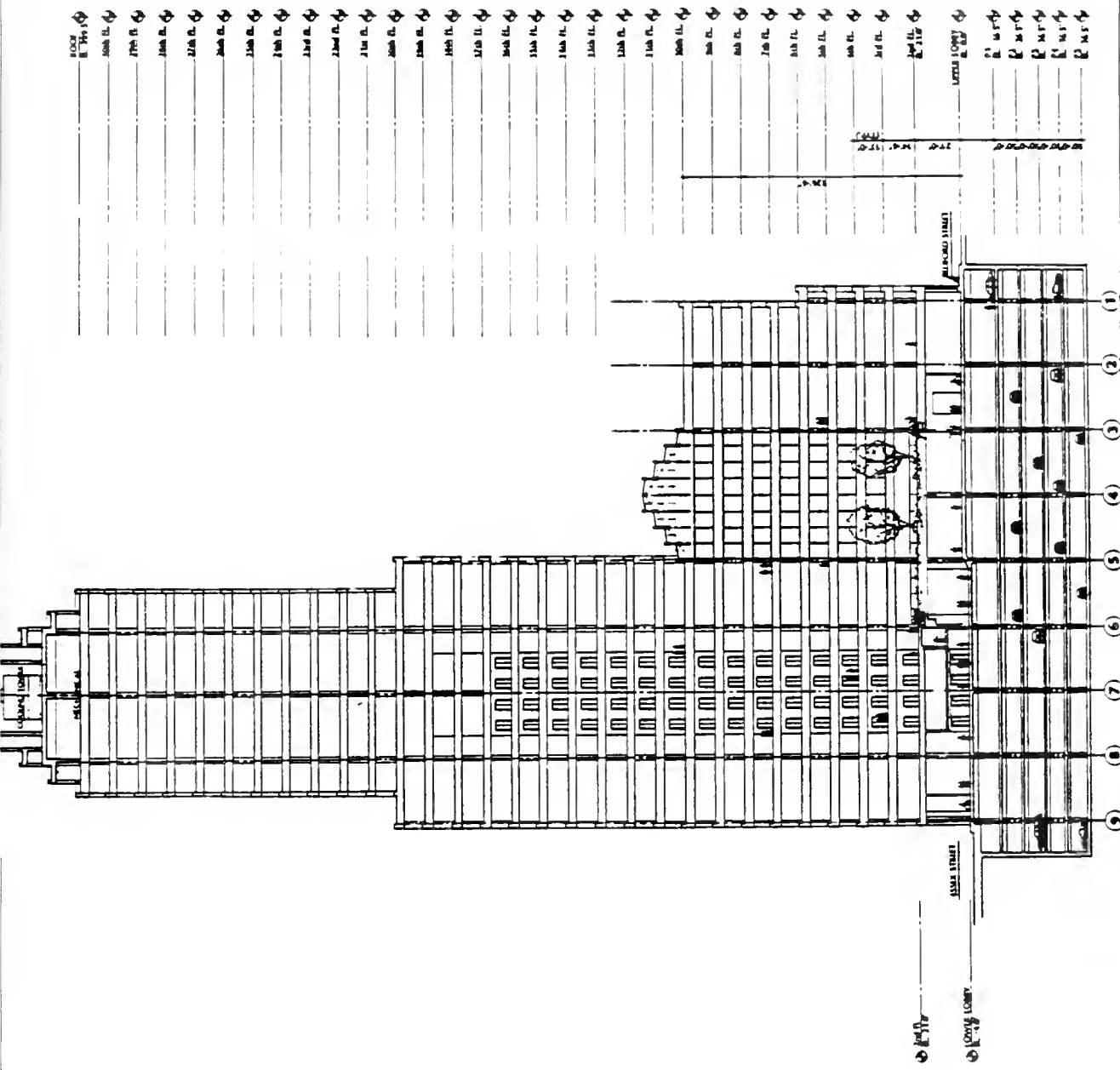
NE TROPICAN COLUMBIA PLAZA VENTURE, DEVELOPER
YU SING JUNG, JUNG/BRANNEN ASSOCIATES, INC., ARCHITECT

EAST ELEVATION LINCOLN STREET

KINGSTON/BEDFORD DEVELOPMENT PLAN
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BRUSH, KASSABROOK







1. The first part of the report is a general introduction to the subject of the study. It discusses the importance of the problem and the objectives of the research.

2. The second part of the report is a detailed description of the methods used in the study. It includes a discussion of the experimental design, the data collection procedures, and the statistical analysis techniques.

3. The third part of the report is a presentation of the results of the study. It includes a discussion of the findings, a comparison of the results with previous research, and a conclusion about the significance of the study.

4. The fourth part of the report is a discussion of the implications of the study. It includes a discussion of the practical applications of the findings, a discussion of the limitations of the study, and a discussion of the directions for future research.

5. The fifth part of the report is a summary of the study. It includes a brief overview of the main findings and a final conclusion about the significance of the study.

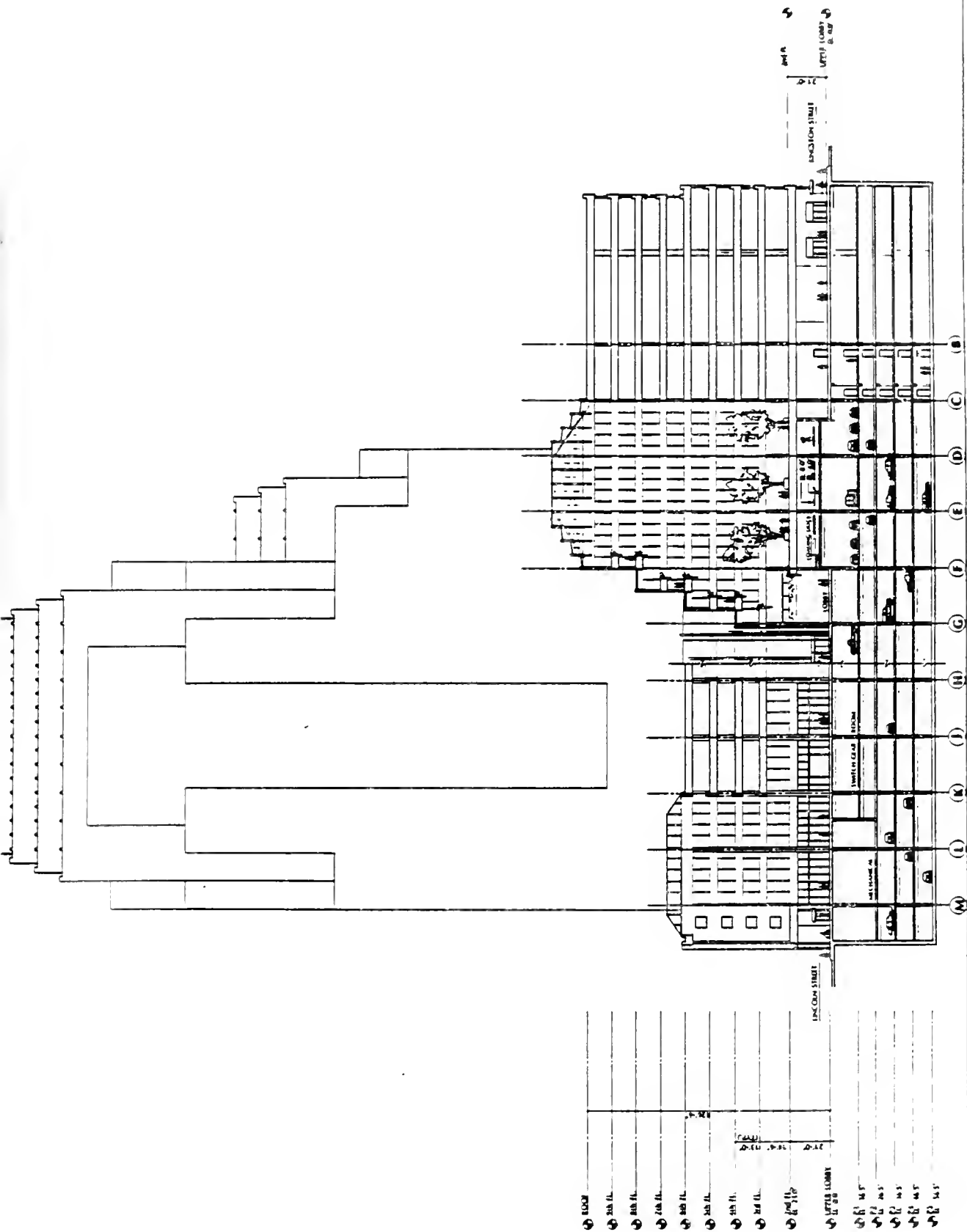
6. The sixth part of the report is a list of references. It includes a list of all the sources used in the study, including books, articles, and other documents.

7. The seventh part of the report is an appendix. It includes any additional information that is relevant to the study, such as raw data, detailed calculations, or other supporting materials.

8. The eighth part of the report is a glossary. It includes definitions of all the key terms used in the study, as well as any other terms that may be unfamiliar to the reader.

9. The ninth part of the report is a list of figures and tables. It includes a list of all the visual elements used in the study, such as graphs, charts, and tables.

10. The tenth part of the report is a list of footnotes. It includes any additional information that is relevant to the study, such as corrections or clarifications.



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